



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**ADVISORY DESIGN REVIEW COMMITTEE  
SPECIAL MEETING MINUTES**

**HELD**

**FEBRUARY 16, 2017**

**ESQUIMALT COUNCIL CHAMBERS**

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<b>MEMBERS PRESENT:</b>	Roger Wheelock (CHAIR)	Richard Iredale
	Paul De Greeff	Jill Singleton
	Robert Schindelka	
<b>REGRETS:</b>	Wendy Kay, Ally Dewji and Cst. Franco Bruschetta	
<b>STAFF LIAISON:</b>	Bill Brown, Director, Development Services	
<b>TOWNSHIP SOLICITOR:</b>	Lui Carvello, Carvello Law Corporation	
<b>SECRETARY:</b>	Pearl Barnard	

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**I. CALL TO ORDER**

The Chair called the meeting to order at 3:05 p.m.

**II. LATE ITEMS**

No late items

**III. ADOPTION OF AGENDA**

Moved by Jill Singleton, seconded by Robert Schindelka: That the agenda be adopted as distributed. **Carried Unanimously**

**IV. STAFF REPORT**

**DEVELOPMENT PERMIT APPLICATION**

**"REVIEW OF DESIGN REVISIONS FOR THE CORE AREA**

**WASTEWATER TREATMENT PLANT AT MCLOUGHLIN POINT"**

**337 Victoria View Road**

**Lot 1; Section 11; Plan EPP36468**

**PURPOSE OF APPLICATION:**

The purpose of this application is to ensure that the applicant's intentions are consistent with the Zoning Bylaw and the design guidelines for Development Permit Area No. 3 "Industrial" including the May 2013 Revised Design Guidelines for the McLoughlin Point Wastewater Treatment Plant that specifically apply to this project.

Bill Brown asked the DRC members to comment specifically on the south elevation and the harmonization of the two parts of the buildings.

In attendance:

Harbour Resource Partnership

Jim Mann

Jim Aalders

Bev Windjack

Capital Regional District Project Board  
Ken Madill  
Sharon Singh  
Elizabeth Scott

Elizabeth Scott presented the application.

Jim Mann gave a PowerPoint presentation and outlined the proposed changes to the design. Mr. Mann explained that revisions had been made to the parapet height and the treatment of the tertiary tank. The operations and maintenance building has been revised, the staircase enclosure is now a lighter colour metal cladding and the level of planting and berming in the retaining walls has been enhanced. Mr. Mann addressed the green roof concerns, he explained that there are a variety of vents and things coming up in various places on the roof and from an operational stand point it was not practical to add more green roofs.

Mr. Mann thanked the Committee members for their input and comments.

The Chair thanked the applicants for their presentation.

Committee Members had the following questions and comments:

- Members thanked Mr. Mann for the great presentation and for coming back. Well done, the revisions are consistent with the comments and concerns raised by the Committee members.
- A member indicated that the design had come a long way but still remains an industrial plant on waterfront. Another member commented that they were now proud to be part of this project.
- A member commented that he thought there are too many different materials being used for the project.
- It was suggested that the applicant:
  - Explore the use of board form concrete or dark brick to help marry the tertiary building to the landscape.
  - Consider more articulation of the retaining wall in front of the tertiary plant.
  - With the deeper soil in front of the tertiary building, consider adding some larger trees there.
- A member commented it was a wonderful design, and that the project will have relatively little visual impact for Esquimalt but a lot for the rest of Victoria. The project didn't respect the natural shoreline or the gateway location from the beginning, it was a relatively impossible task given the small size of the site.
- A member commented that they couldn't see an opportunity for a walkway or public access along the Department of National Defence shoreline.

**RECOMMENDATION:**

Moved by Richard Iredale, seconded by Robert Schindelka: That the Esquimalt Design Review Committee recommends that the development permit application for the Core Area Waste Water Treatment Plant be forwarded to Council with a recommendation **for approval with the following conditions:**

**That the applicant:**

- 1. Consider more articulation of the retaining wall systems; and**
- 2. explore the use of board form concrete or dark brick to help marry the tertiary building to the landscape.**

**The Motion Carried** (1 opposed Roger Wheelock)

VI. STAFF LIASON STATUS REPORT

No status report was given


VII. NEW BUSINESS

VIII. NEXT REGULAR MEETING

Wednesday, March 8, 2017

IX. ADJOURNMENT

On motion the meeting adjourned at 3:50 p.m.



VICE CHAIR, DESIGN REVIEW COMMITTEE

THIS 8th DAY OF MARCH 2017



ANJA NURVO,  
CORPORATE OFFICER